

**BOARD OF ZONING APPEALS AGENDA
MARCH 23, 2004**

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, March 23, 2004, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. MATTHEW FRANK CARROLL, VC 2003-DR-179 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 13.2 ft. with eave 12.2 ft. from rear lot line and accessory structure 3.0 ft. with eave 2.5 ft. from side and rear lot lines. Located at 2144 Emilys Ln. on approx. 16,584 sq. ft. of land zoned R-4. Dranesville District. Tax Map 41-3 ((4)) 50. (Moved from 2/3/04 due to inclement weather.)
- 9:00 A.M. THUYET V. HO, SP 2003-LE-043 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit dwelling to remain 7.1 ft. from side lot line and shed to remain 5.0 ft. and 4.0 ft. from side lot lines and 3.0 ft. from rear lot line. Located at 7202 Dormont St. on approx. 9,589 sq. ft. of land zoned R-3 and R-4. Lee District. Tax Map 80-3 ((3)) (78) 19. (Moved from 1/27/04 due to inclement weather.)
- 9:00 A.M. JOHN S. BRUNETTE AND XIMENA M. BRUNETTE, SP 2003-DR-044 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit dwelling to remain 16.15 ft. from side lot line. Located at 1059 Bellview Pl. on approx. 2.07 ac. of land zoned R-E. Dranesville District. Tax Map 20-3 ((23)) 2. (Moved from 1/27/04 due to inclement weather.)
- 9:00 A.M. PARVIZ JAFARBAY, SP 2004-SU-006 Appl. under Sect(s). 8-917 of the Zoning Ordinance to permit modifications to the limitations on the keeping of animals. Located at 15553 Smithfield Pl. on approx. 25,943 sq. ft. of land zoned R-C and WS. Sully District. Tax Map 53-1 ((2)) 18.
- 9:00 A.M. CARLOS CABALLERO, VC 2003-LE-187 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit fence greater than 7.0 ft. in height to remain in side and rear yard, accessory structures 0.0 ft. from rear lot line, and minimum rear yard coverage greater than 30 percent. Located at 6435 Franconia Rd. on approx. 18,839 sq. ft. of land zoned R-2 and HC. Lee District. Tax Map 81-3 ((12)) 1. (Decision deferred from 2/24/04)
- 9:00 A.M. MONYA A. S. SHANNON, VC 2004-MV-014 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 24.5 ft. with eave 24.0 ft. from front lot line of a corner lot. Located at 1900 Joliette Ct. on approx. 14,297 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 93-3 ((24)) 51.

- 9:00 A.M. TELEGRAPH VILLAGE LIMITED PARTNERSHIP , VC 2004-LE-007 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit parking spaces to remain 9.7 ft. from front lot line. Located at 6940 S. Kings Hwy. on approx. 2.52 ac. of land zoned C-8. Lee District. Tax Map 92-1 ((1)) 15. (In association with RZ 2003-LE-039 and SE 2003-LE-024)
- 9:00 A.M. PETER YOST, VC 2004-DR-005 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit construction of addition 27.0 ft. with eave 26.0 ft. from front lot line . Located at 2108 Grayson Pl. on approx. 10,474 sq. ft. of land zoned R-2. Dranesville District. Tax Map 40-2 ((2)) 88A. (Concurrent with SP 2004-DR-001).
- 9:00 A.M. PETER YOST, SP 2004-DR-001 Appl. under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard requirements based on error in building location to permit accessory structure to remain 2.5 ft. with eave 1.9 ft. from rear lot line. Located at 2108 Grayson Pl. on approx. 10,474 sq. ft. of land zoned R-2. Dranesville District. Tax Map 40-2 ((2)) 88A. (Concurrent with VC 2004-DR-005).
- 9:00 A.M. MOK YANG PRESBYTERIAN CHURCH TRS, SPA 95-S-071 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 95-S-071 previously approved for a church to permit change in permittee, site modifications and increase in seating. Located at 6608 Little Ox Rd. on approx. 6.41 ac. of land zoned R-C and WS. Springfield District. Tax Map 87-1 ((1)) 20A and 20B. (Admin. moved from 12/2/03, 1/6/04, and 2/17/04 at appl. req.)
- 9:30 A.M. VIRGINIA ENTERPRISE COMPANY, L.C., A 2003-MV-041 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant has established a storage yard on property in the C-8 District in violation of Zoning Ordinance provisions. Located at on the E. side of Richmond Hwy., approx. 200 ft. N. of Memorial St. on approx. 17,563 sq. ft. of land zoned C-8, HC and CRD. Mt. Vernon District. Tax Map 93-1 ((1)) 19. (Moved from 1/27/04 due to inclement weather.)
- 9:30 A.M. TITAN MOVING & STORAGE, LLC, MR. EDMUND C. BOWLER, A 2003-MV-040 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant has established a storage yard on property in the C-6 District in violation of Zoning Ordinance provisions. Located at 1602 Belle View Blvd. on approx. 6.57 ac. of land zoned C-6. Mt. Vernon District. Tax Map 93-2 ((1)) 2. (Admin. moved from 11/18/03 at appl. req.) (Deferred from 1/20/04 at appl. req.)
- 9:30 A.M. RONALD AND LETA DEANGELIS, A 2003-SP-002 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that appellants are conducting activities associated with the plant nursery operation on property located in the R-1 and R-2 District that have not been authorized pursuant to special exception approval, an approved site plan, an approved Building Permit and a valid Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. Located at 9401 Burke Rd. on approx. 21.83 ac. of land zoned R-1 and R-2. Springfield District. Tax Map 78-4 ((1)) 17A, B and C. (Concurrent with A 2003-SP-003 and A 2003-SP-004). (Intent to defer from 6-17-03 approved 5-6-03) (moved from 7-15-03, 10/21/03, 12/9/03, 1/27/04, and 2/17/04 at appl. req)
- Admin.
Moved to
5/11/04 at
Appl. req.

- 9:30 A.M. ROBERT DEANGELIS, A 2003-SP-003 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant is conducting activities associated with the plant nursery operation on property located in the R-1 and R-2 District that have not been authorized pursuant to special exception approval, an approved site plan , an Admin. Moved to 5/11/04 at Appl. req. approved Building Permit and a valid Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. Located at 9401 Burke Rd. on approx. 7.65 ac. of land zoned R-1 and R-2. Springfield District. Tax Map 78-4 ((1)) 17A. (Concurrent with A 2003-SP-002 and A 2003-SP-004). (Concurrent with A 2003-SP-002 and A 2003-SP-004). (Intent to defer from 6-17-03 approved 5-6-03) (moved from 7-15-03, 10/21/03, 12/9/03, 1/27/04, and 2/17/04 at appl. req)
- 9:30 A.M. GEORGE HINNANT, A 2003-SP-004 Appl. under Sect(s). 18-301 of the Zoning Ordinance. Appeal of determination that the appellant is conducting activities associated with the plant nursery operation on property located in the R-1 and R-2 District that have not been authorized pursuant to special exception approval, an approved site plan , an Admin. Moved to 5/11/04 at Appl. req. approved Building Permit and a valid Non-Residential Use Permit, all in violation of Zoning Ordinance provisions. Located at 9401 Burke Rd. on approx. 7.65 ac. of land zoned R-1 and R-2. Springfield District. Tax Map 78-4 ((1)) 17B. (Concurrent with A 2003-SP-002 and A 2003-SP-003). (Intent to defer from 6-17-03 approved 5-6-03) (moved from 7-15-03, 10/21/03, 12/9/03, 1/27/04, and 2/17/04 at appl. req)

JOHN DIGIULIAN, CHAIRMAN